



City of Seattle

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Gregory J. Nickels, Mayor  
**Department of Design, Construction and Land Use**  
D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

**Application Number:** 2200876  
**Applicant Name:** Paul Pierce  
**Address of Proposal:** 230 8<sup>th</sup> Avenue North

**SUMMARY OF PROPOSED ACTION**

Master Use Permit to change the use of an existing manufacturing and warehouse building to an artist studio dwelling unit. The project will provide parking for one vehicle on site.

The following approval is required:

**Administrative Conditional Use-** To allow single purpose residence (artist studio) in a Commercial 1 (C1-85) zone. SMC 23.47.006 B4.

**SEPA DETERMINATION:**      ☒ Exempt   ☐ DNS   ☐ MDNS   ☐ EIS  
                                         ☐ DNS with conditions  
                                         ☐ DNS involving non-exempt grading or demolition  
                                         or involving another agency with jurisdiction

**BACKGROUND DATA**

Existing Conditions

The 12,000 sq. ft proposal site is located on the southeast corner of 8th Avenue North and North Thomas Street. The site is located in a Commercial 1 zone with an 85-foot height limit (C1-85). The site is currently developed with a 6,000 square feet factory warehouse building currently being used as an artist studio dwelling. Direct pedestrian access to the site is available from 8<sup>th</sup> Avenue North adjacent to a ten car parking lot. Additional access is also available via a 16-foot alley located to the east of the lot abutting the rear property line. The site abuts North Thomas

Street and King County Library to the north, a mixture of religious, service business and offices across 8<sup>th</sup> Avenue North to the west and Denny Way Park Unity Church of Truth to the south. Denny Park is located on the next block to the south of North John Street, with Aurora Avenue North located two blocks west of the proposal site. The C1-85' zone abuts NC3-85' zone to the west, NC3-85' zone to the east, NC3-85' zone to the south and NC3-125' zone to the southeast.

### Proposal Description

The applicant proposes to establish an artist studio dwelling use in a C1-85 zone. The applicant is requesting an administrative conditional use approval to change the use of an existing factory warehouse building to a single purpose residential (artist studio dwelling) building. The change of use would create 4,800 sq. ft. artist studio area and 1200 sq ft of residential area. Parking for one vehicle would be provided on site.

### Public Comment

No comment letter was received during the comment period that started on November 28, 2002 and ended December 11, 2002.

### ANALYSIS – ADMINISTRATIVE CONDITIONAL USE

Section 23.47.006 B4 contains criteria for permitting single purpose residential uses in commercial zones. The following includes each code section and an analysis of the project's relation to each:

In order to conserve the limited amount of commercially zoned land for commercial use, single-purpose residential structures shall generally not be allowed in commercial zones. Single purpose residential structures as provided for in Section 23.47.006.B4 may be permitted in NC1, NC2, NC3 and C1 zones as an administrative conditional use only if the following circumstances exist:

- a. Due to location or parcel size, the proposed site is not suited for commercial development; or*
- b. There is substantial excess supply of land available for commercial use near the proposed site, evidenced by such conditions as a lack of commercial activity in existing commercial structures for a sustained period, commercial structures in disrepair, and vacant or underused commercially zoned land; provided that single-purpose residential development shall not interrupt an established commercial street front. As used in this subsection, an "established commercial street front" may be intersected by streets or alleys, and some lots with no current commercial use.*

The site is zoned Commercial 1, with 85 ft height limit. The site is suitable for commercial development because it is already developed with an existing 6000 square foot factory/warehouse building. In addition, the entire block front along 8<sup>th</sup> Avenue North is developed with a mixture of commercial uses such as; warehouses, religious facility, retail store,

auto body repair shop, office uses and accessory parking lots. The location of an Artist Studio Dwelling on the subject site would not have any detrimental effect on the viability of the existing and future commercial development on the site or vicinity. The proposed Artist Studio Dwelling already exists on site and does seem to blend into the commercial mix use of the area. Clearly, the trend for mixed commercial development lies in all directions of the subject site.

According to information provided by the applicant, there is a substantial excess supply of property available for commercial development in the area. The applicant further indicated that because of the established working environment surrounding the site, the area is becoming a vibrant area for both commercial and residential development. The presence of Denny Way Park located one block south and other mini recreation areas in the vicinity provide play area that tend to support prospects for residential and commercial mix development in the area and within the vicinity.

Apart from the existing commercial development, very little commercial development has occurred in the past few years in the vicinity of the subject property. Indeed most recent commercial development has occurred primarily along commercial corridors such as Denny Way to the south, Aurora Avenue North to the west and Westlake Avenue North to the east. Due to the lack of commercial development on the block face, there has been limited demand for commercial development in the immediate area of the subject site.

Even though no vacant lots exist along the block front of 8<sup>th</sup> Avenue North where the change of use is proposed, there is a supply of land available for commercial use near the proposed site which is evident by such conditions as lack of commercial structures for sustained periods, and vacant or underused commercially zoned land. The proposed Artist Studio Dwelling would not interrupt any established commercial street front; instead the display window on the Artist Studio front façade along 8<sup>th</sup> Avenue North would enhance the commercial street front by providing pedestrian and vehicular appeal to the street front.

This analysis indicates that the proposed use would not be materially detrimental to the public welfare or injurious to the property in the zone or vicinity in which the property is located. Thus, the proposal satisfies the criteria for a single-purpose residential structure in Commercial 1 zone pursuant to SMC 23.47.006B.4.

### **DECISION – CONDITIONAL USE**

Administrative Conditional Use to allow a single purpose residential dwelling unit in C1 zone  
**APPROVED.**

Signature: (signature on file) Date: August 21, 2003  
Christopher A. Ndifon, Land Use Planner  
Department of Design, Construction and Land Use  
Land Use Division